

WARRANTY DEED

STATE MS.-DESOTO CO.

v8

FILED

JUL 10 10 18 AM '96

THOMAS B. SMITH, JR. and wife, ANGELA G. SMITH
Grantors

To

BK 303 PG 522
W.E. DAVIS CH. CLK.JAMES M. FERGUSON, II and wife, NANCY R. FERGUSON
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt of all of which is hereby acknowledged, THOMAS B. SMITH, JR. and wife, ANGELA G. SMITH, the undersigned Grantors, do hereby sell, convey, and warrant unto the above Grantees, JAMES M. FERGUSON, II and wife, NANCY R. FERGUSON, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property situated in the County of DeSoto, State of Mississippi, being more particularly described as follows, to-wit:

Lot 215, Section A, Lake Forest Subdivision, in Section 36, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 12, Pages 1-4, in the office of the Chancery Clerk of DeSoto County, Mississippi.

This conveyance is made subject to all applicable building restrictions, restrictive covenants, and easements of record.

The Grantees, herein by acceptance of this conveyance, assume and agree to pay a pro-rata share of all ad valorem taxes for the year 1996.

WITNESS the signatures of the Grantors this the 9th day of July, 1996.

Thomas B. Smith, Jr.
THOMAS B. SMITH, JR.
Angela G. Smith
ANGELA G. SMITH

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named THOMAS B. SMITH, JR. and ANGELA G. SMITH, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND and seal of office this the 9th day of July, 1996.

My Commission expires:
November 27, 1999

Martha C. Huggins
Notary Public

Grantor's Address:

7635 Havensville Cove, Apt. A, Southaven, MS 38671

Home No. 601-280-0456 Work No. 901-345-2520

Grantee's Address:

6621 Hickory Crest Drive South, Walls, MS 38680

Home No. 601-781-5229 Work No. 601-393-5273

This instrument prepared by:
Arthur E. Huggins, Attorney
P. O. Box 8
Southaven, MS 38671
601-342-1616

